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DEPARTMENT OF PLANNING AND LAND USE

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MITIGATED NEGATIVE DECLARATION

August 14, 2008

Project Name: Las Mansiones de Bonita Major Subdivision (5 Lots); Tentative Map

Project Number(s): TM 5543RPL¹; ER 07-18-003

**This Document is Considered Draft Until it is Adopted by the Appropriate
County of San Diego Decision-Making Body.**

This Mitigated Negative Declaration is comprised of this form along with the
Environmental Initial Study that includes the following:

- a. Initial Study Form
 - b. Environmental Analysis Form and attached extended studies for Biology,
Noise, Stormwater and Drainage/Hydrology.
1. California Environmental Quality Act Negative Declaration Findings:
Find, that this Negative Declaration reflects the decision-making body's
independent judgment and analysis, and; that the decision-making body has
reviewed and considered the information contained in this Negative Declaration
and the comments received during the public review period, and; on the basis of
the whole record before the decision-making body (including this Negative
Declaration) that there is no substantial evidence that the project will have a
significant effect on the environment.

Find, that this Mitigated Negative Declaration reflects the decision-making body's
independent judgment and analysis, and; that the decision-making body has
reviewed and considered the information contained in this Mitigated Negative
Declaration and the comments received during the public review period; and that
revisions in the project plans or proposals made by or agreed to by the project

applicant would avoid the effects or mitigate the effects to a point where clearly no significant effects would occur; and, on the basis of the whole record before the decision-making body (including this Mitigated Negative Declaration) that there is no substantial evidence that the project as revised will have a significant effect on the environment.

2. Required Mitigation Measures:

Refer to the attached Environmental Initial Study for the rationale for requiring the following measures:

A. TRANSPORTATION

1. The payment of the Transportation Impact Fee, which will be required at issuance of building permits, in combination with other components of this program, will mitigate potential cumulative traffic impacts to less than significant.

B. NOISE

1. Prior to the approval of any plans, issuance of any permits, and approval of any final map, provide evidence to the satisfaction of the Director of Public Works (ESU Division), that the following "Specific Environmental Items" have been indicated on the grading, and or improvement plans:
 - a. A six (6') foot high sound wall along Lots 1 as follows:
 - (1) The sound wall will be six (6') feet in height with a minimum surface density of 3.5 pounds per square foot, consisting of masonry, wood, berm, plastic, fiberglass, steel or a combination of these materials with no cracks or gaps through or below the wall.
 - (2) The wall will start at the southwestern corner of Lot 1, and shall extend to the east, along the proposed top of slope of the southern property line of Lot 1. The sound wall will be located at the southern pad edge of Lot 1 facing Sweetwater Road.
 - (3) The sound wall details and location are shown in Section: Future Traffic Noise Impacts and Figure 6 within the noise study prepared by ISE received on March 10, 2008. Noise study is on file with the

Department of Planning and Land Use as Case
Number Tentative Map TM 5543, ER 07-18-003.

- b. A six (6') foot high sound wall along Lots 5 as follows:
 - (1) The sound wall will be six (6') feet in height with a minimum surface density of 3.5 pounds per square foot, consisting of masonry, wood, berm, plastic, fiberglass, steel or a combination of these materials with no cracks or gaps through or below the wall.
 - (2) The wall will start at the southeastern corner of Lot 5, and shall extend to the west, along the proposed top of slope of the southern property line of Lot 5, with a slight bend extending to northwest direction. The sound wall will be located at the southern and pad edge of Lot 5 facing Sweetwater Road.
 - (3) The sound wall details and location are shown in Section: Future Traffic Noise Impacts and Figure 6 within the noise study prepared by ISE received on March 10, 2008. Noise study is on file with the Department of Planning and Land use as Case Number Tentative Map TM 5543, ER 07-18-003.
- c. Prior to the approval of any plans, issuance of any permit, and approval of the final map, provide evidence to the satisfaction of the Director of Public Works (ESU Division), that the following "Specific Environmental Notes" have been placed on separate sheets of the grading and or improvement plans:
 - (1) "Prior to rough grading sign off, provide evidence to the satisfaction of the Director of Planning and Land Use; that two six (6') foot high sound barrier has been constructed along the southern property lines of Lot 1 and Lot 5, all pursuant to the approved grading plan. Evidence of the wall shall consist of the following: A signed, stamped statement from a California Registered Engineer, licensed surveyor or County approved noise consultant, and photographic evidence that the sound barrier has been constructed."

2. On the Final Map, grant to the County of San Diego a perpetual Noise Protection Easement over a strip of land 172 feet from the centerline of Sweetwater Road center over portions of Lot 1 and Lot 5 as shown on TM 5543RPL¹ date stamped March 10, 2008. The easement is for the mitigation of present and anticipated future excess noise levels on residential uses of the affected Parcel.

“Said Noise Protection easement requires that before the issuance of any building or grading permit for any residential use within the noise protection easement, the applicant shall:”

- a. Complete to the satisfaction of the Director of the Department of Planning and Land Use, an acoustical analysis performed by a County certified acoustical engineer, demonstrating that the present and anticipated future noise levels for the interior and exterior of the residential dwelling will not exceed the allowable sound level limit of the Noise Element of the San Diego County General Plan [exterior (60 dB CNEL), interior (45 dB CNEL)]. Future traffic noise level estimates for Sweetwater Road shall use a traffic flow equivalent to a Level of Service “C” traffic flow for a Collector Road that is the designated General Plan Circulation Element buildout roadway classification.
- b. Incorporate to the satisfaction of the Director of the Department of Planning and Land Use all of the recommendations or mitigation measures of the acoustical analysis into the project design and building plans.

C. PALEONTOLOGICAL RESOURCES

1. “The Qualified Paleontologist or Qualified Paleontological Resources Monitor shall attend the pre-construction meeting with the contractors to explain and coordinate the requirements of the Paleontological Resources Mitigation Program.”
2. “During the original cutting of previously undisturbed deposits for the project, both on and off site, the Qualified Paleontological Resources Monitor shall be on-site to monitor as determined necessary by the Qualified Paleontologist.”
3. “If paleontological resources are encountered during grading/excavation:
 - (a) The Qualified Paleontological Resources Monitor

shall have the authority to direct, divert, or halt any grading/excavation activity until such time that the sensitivity of the resource can be determined and the appropriate salvage implemented.

- (b) The Qualified Monitor shall immediately contact the Qualified Paleontologist.
 - (c) The Qualified Paleontologist shall contact the County's Permit Compliance Coordinator immediately.
 - (d) The Qualified Paleontologist shall determine if the discovered resource is significant. If it is not significant, grading/excavation shall resume.”
4. “If the paleontological resource is significant or potentially significant, the Qualified Paleontologist or Qualified Paleontological Resources Monitor, under the supervision of the Qualified Paleontologist, shall complete the following tasks in the field:
- (a) Salvage unearthed fossil remains, including simple excavation of exposed specimens or, if necessary, plaster-jacketing of large and/or fragile specimens or more elaborate quarry excavations of richly fossiliferous deposits;
 - (b) Record stratigraphic and geologic data to provide a context for the recovered fossil remains, typically including a detailed description of all paleontological localities within the project site, as well as the lithology of fossil-bearing strata within the measured stratigraphic section, if feasible, and photographic documentation of the geologic setting; and
 - (c) Transport the collected specimens to a laboratory for processing (cleaning, curation, cataloging, etc.).
5. “Prior to Rough Grading Inspection Sign-off, provide evidence that monitoring for paleontological resources has been completed. Evidence shall be in the form of a letter from the Qualified Paleontologist to the Director of Planning and Land Use.”
6. “Prior to Final Grading Release:”
- (a) “If no paleontological resources were discovered, submit a letter report from the Qualified Paleontologist to the director of Planning and Land Use stating that the monitoring has

been completed and that no paleontological resources were discovered.”

“If paleontological resources were discovered, the Following tasks shall be completed by or under the supervision of the Qualified Paleontologist:

- (1) Prepare collected fossil remains for curation, to include cleaning the fossils by removing the enclosing rock material, stabilizing fragile specimens using glues and other hardeners, if necessary, and repairing broken specimens;
- (2) Curate, catalog and identify all fossil remains to the lowest taxon possible, inventory specimens, assigning catalog numbers, and enter the appropriate specimen and locality data into a collection database;
- (3) Submit a detailed report prepared by the Qualified Paleontologist in the format provided in Appendix D of the County of San Diego's Guidelines for Determining Significance for Paleontological Resources and identifying which accredited institution has agreed to accept the curated fossils. Submit TWO hard copies of the final Paleontological Resources Mitigation Report to the Director of DPLU for final approval of the mitigation, and submit an electronic copy of the complete report in Microsoft Word on a CD. In addition, submit one copy of the report to the San Diego Natural History Museum and one copy to the institution that received the fossils.”
- (4) “Transfer the cataloged fossil remains and copies of relevant field notes, maps, stratigraphic sections, and photographs to an accredited institution (museum or university) in California that maintains paleontological collections for archival storage and/or display, and submit Proof of Transfer of Paleontological Resources, in the form of a letter, from the director of the paleontology department of the accredited institution to the Director of DPLU verifying that the curated fossils from the project site have been received by the institution.”

OR

“Enter into a Secured Agreement with the County of San Diego, Department of Planning and Land Use, secured by a letter of credit, bond, or cash for 150 percent of the estimated costs associated with the preparation of the Final Paleontological Resources Mitigation Program Report that documents the results, analysis, and conclusions of all phases of the Program, and a 10 percent cash deposit not to exceed \$15,000. A detailed cost estimate shall be prepared by the Qualified Paleontologist to the satisfaction of the Director of Planning and Land Use for the cost of curating the fossils, preparing the Final Paleontological Resources Mitigation Program Report, and transferring the collection to the accredited institution that has agreed to accept the collection.”

7. Prior to recordation of the final map, and prior to approval of any grading or improvement plans, or issuance of any grading permits, the subdivider shall implement the following relating to the paleontological grading monitoring program, to mitigate potential impacts to undiscovered buried paleontological resources on the Project site. The following implementation shall be to the satisfaction of the Director of Planning and Land Use:
 - (a) Provide evidence that a County approved Paleontologist ("Project Paleontologist") has been contracted to implement a grading monitoring and potential data recovery program which complies with the County of San Diego Guidelines for Determining Significance and Report Format and Content Requirements, to the satisfaction of the Director of Planning and Land Use.
 - (b) The Contract shall include a cost estimate of the required monitoring; this estimate shall be submitted to the Director of Public Works and included in the Bond Cost Estimate for the required Grading.

D. BIOLOGY

1. Prior to the approval of any plans, issuance of any permit, and approval of any final map(s), provide evidence to the satisfaction of the Director of Planning and Land that 0.3 acres of Tier III habitat credit has been secured in a mitigation bank approved by the

California Department of Fish & Game, located within the MSCP. Evidence of purchase shall include the following information to be provided by the mitigation bank:

1. A copy of the purchase contract referencing the project name and numbers for which the habitat credits were purchased.
2. If not stated explicitly in the purchase contract, a separate letter must be provided identifying the entity responsible for the long-term management and monitoring of the preserved land.
3. To ensure the land will be protected in perpetuity, evidence must be provided that a dedicated conservation easement or similar land constraint has been placed over the mitigation land.
4. An accounting of the status of the mitigation bank. This shall include the total amount of credits available at the bank, the amount required by this project and the amount remaining after utilization by this project.

-OR-

Provide for the conservation and habitat management of a minimum of 0.3 acres of Tier III habitat located within the MSCP in an area designated as PAMA or meeting the definition of a BRCA. A Resource Management Plan (RMP) for the Tier III habitat must be submitted and approved by the Director of the Department of Planning and Land Use. The plan shall be prepared and approved pursuant to the County of San Diego Biological Report Format and Requirement Guidelines. An open space easement over the acquired habitat must be dedicated to the County of San Diego prior to or immediately following the approval of the RMP. Alternatively, proof that a federal, state or local government agency with the primary mission of resource management has taken fee title to the land will be accepted in lieu of an easement.

3. Critical Project Design Elements That Must Become Conditions of Approval:

The following project design elements were either proposed in the project application or the result of compliance with specific environmental laws and regulations and were essential in reaching the conclusions within the attached Environmental Initial Study. While the following are not technically mitigation

measures, their implementation must be assured to avoid potentially significant environmental effects.

The "Standard Conditions for Tentative Subdivision Maps" approved by the Board of Supervisors on June 16, 2000, and filed with the Clerk as Resolution No. 00-199, shall be made conditions of this Tentative Map approval. Only those exceptions to the Standard Conditions set forth in this Resolution or shown on the Tentative Map will be authorized.

The following conditions shall be complied with before a Final Map is approved by the Board of Supervisors and filed with the County Recorder of San Diego County (and, where specifically, indicated, shall also be complied with prior to issuance of grading or other permits as specified):

PLANS AND SPECIFICATIONS

(Street Improvements)

1. Standard Conditions 1 through 10.
2. Specific Conditions:
 - a. Improve or agree to improve and provide security for the project side of Sweetwater Road (SC 2210) along the project frontage in accordance with Public Road Standards for a Collector Road, to a minimum graded width of forty-two feet (42') from centerline and to a minimum improved width of thirty-two feet (32') from centerline with asphalt concrete pavement over approved base with Portland cement concrete curb and gutter with face of curb at thirty-two feet (32') from centerline and with nine and a half feet (9.5') disintegrated granite (DG) pathway adjacent to curb. Provide transitions, tapers, traffic striping, and AC dike to the existing pavement. All of the foregoing shall be to the satisfaction of the Director of Public Works.

NOTES:

- (1) There is a parking restriction on the north side of Sweetwater Road from Tennis Court Lane west; the foregoing requirements reflect a reduction in the improvement width by five feet (5') with nine and a half feet (9.5') DG pedestrian trail adjacent to curb to the satisfaction of the Director of Public Works.

- (2) The developer shall request that the Board of Supervisors approve a parking prohibition for Sweetwater Road, in the vicinity of Tennis Court Lane thence east. Applications for said parking prohibition shall be made to the Traffic Advisory Committee (TAC) - Maria Rubio-Lopez (858) 874-4030. If the parking prohibition has not been approved by the Board Of Supervisors then additional six feet (6') shall be added to the half graded and improved width of Sweetwater Road from Tennis Court Lane to the east.
 - (3) Pathway shall have a clear unobstructed ten feet (10') of tread width. Aboveground utilities are not permitted within the pathway. If unavoidable, then an additional five feet (5') of width shall be provided to maintain the ten feet clear pathway width. All of the foregoing shall be to the satisfaction of the Director of Parks and Recreations and Director of Public Works.
 - (4) Utilities boxes, landscape, signs, irrigation systems shall not be placed within pathways. A clear unobstructed ten feet (10') of tread width shall be maintained to the satisfaction of the Director of Parks and Recreations and Director of Public Works.
- b. If General Plan 2020 has been adopted prior to the approval of the map, improve or agree to improve and provide security for the project side of Sweetwater Road (SC 2210) (future) along the project frontage in accordance with Public Road Standards for a Community Collector Road plus bike lanes, to a graded width of forty-two feet (42') from centerline and to an improved width of thirty-two feet (32') from centerline with asphalt concrete pavement over approved base with Portland cement concrete curb and gutter with face of curb at thirty-two feet (32') from centerline and with nine and a half feet (9.5') DG pathway adjacent to curb. Provide transitions, tapers, traffic striping, and AC dike to the existing pavement. All of the foregoing shall be to the satisfaction of the Director of Public Works.

NOTE: The above conditions are based on proposed GP 2020 and are subject to changes. Upon adoption of GP2020, developer would be required to construct the Sweetwater Road (SC 2210) at the classification identified by the GP 2020 and to the satisfaction of the Director of Public Works.

- c. Improve or agree to improve and provide security for the private easement road, Tennis Court Lane, from Sweetwater Road northerly to the existing cul-de-sac to a minimum graded width of twenty-eight feet (28') and to a minimum improved width of twenty-four feet (24') with asphalt concrete pavement over approved base and asphalt concrete dike at edge of pavement on both sides. The improvement and design standards of Section 3.1(C) of the County Standards for Private Streets for one hundred (100) or less trips shall apply to the satisfaction of the Director of Public Works.
NOTE: The Bonita-Sunnyside Fire Protection District may require posting with "NO PARKING" signs or improvement with red-painted curbs marked "No Parking Fire Lane" for the road.
- d. Tennis Court Lane shall terminate on-site with a hammerhead turnaround located at the northeast corner of Lot 3, graded and improved with asphalt concrete pavement over approved base. All of the foregoing shall be to the satisfaction of the Bonita-Sunnyside Fire Protection District and the Director of Public Works. [FIRE]
- e. Improve or agree to improve and provide security for the private easement road, from Tennis Court Lane easterly to the east boundary of Lots 4 and 5 to a minimum graded width of twenty-feet (20') and to a minimum improved width of sixteen feet (16') with asphalt concrete pavement over approved base and asphalt concrete dike. The improvement and design standards of Section 3.13(D) of the County Standards for Private Streets shall apply to the satisfaction of the Bonita-Sunnyside Fire Protection District and the Director of Public Works.
- f. Asphalt concrete surfacing material shall be hand-raked and compacted to form smooth tapered connections along all edges including those edges adjacent to soil. The edges of asphalt concrete shall be hand-raked at 45 degrees or flatter, so as to provide a smooth transition next to existing soil, including those areas scheduled for shoulder backing. The above shall be done to the satisfaction of the Director of Public Works.
- g. Where the pathways crossing the project entrances, asphalt concrete surfacing material shall be a stiff broom finished or equal material to the satisfaction of the Director of Public Works and the Director of Parks and Recreations.
- h. A Registered Civil Engineer, Registered Traffic Engineer, or Licensed Land Surveyor shall provide a certified signed statement

that, "Physically, there is a minimum unobstructed sight distance in both directions along Sweetwater Road from Tennis Court Lane, for the prevailing operating traffic speed on Sweetwater Road per the Design Standards of Section 6.1.E of the County of San Diego Public Road Standards (approved July 14, 1999)", to the satisfaction of the Director of Public Works. If the lines of sight fall within the existing public road right-of-way, the engineer or surveyor shall further certify that, "said lines of sight fall within the existing right-of-way and a clear space easement is not required."

NOTE: A modification request to a road standard and/or project conditions for intersection sight distances has been supported by DPW as part of the grading plans L-15115.

- i. A gated entrance shall be installed for the private entrances onto Tennis Court Lane to the satisfaction of the Bonita-Sunnyside Fire Protection District and the Director of Public Works.

NOTE: If the gated entrance have been constructed as part of the grading plans L-15115 and accepted by the County to the satisfaction of the Director of Public Works and the Bonita-Sunnyside Fire Protection District prior to the approval of the map, this condition will be deemed satisfied.

(Drainage and Flood Control)

3. Standard Conditions 13 through 18.
4. Specific Conditions:
 - a. The private storm drain system shall be privately maintained by a private maintenance mechanism such as a homeowners association or other private entity acceptable to the satisfaction of the Director of Public Works.

(Grading Plans)

5. Standard Conditions 19 (a-e).
6. Specific Conditions:
 - a. Comply with all applicable stormwater regulations at all times. The activities proposed under this application are subject to enforcement under permits from the San Diego Regional Water

Quality Control Board (RWQCB) and the County of San Diego Watershed Protection, Stormwater Management, and Discharge Control Ordinance (Ordinance No. 9589) and all other applicable ordinances and standards. This includes requirements for Low Impact Development (LID), materials and wastes control, erosion control, and sediment control on the project site. Projects that involve areas 1 acre or greater require that the property owner keep additional and updated information onsite concerning stormwater runoff. This requirement shall be to the satisfaction of the Director of Public Works.

7. Specific Environmental Conditions [DPLU]
 - a. "Prior to Final Grading Release, provide evidence to the satisfaction of the Director of Planning and Land Use; that landscaping has been installed pursuant to the approved landscape plan. Evidence shall consist of the following: A statement from the project California licensed landscape architect that all landscaping has been installed as shown on the approved landscape planting and irrigation plans."

FAIR HOUSING

8. Standard Condition 20.

SANITATION

9. Standard Condition 21.
10. Specific Conditions:
 - a. A commitment to serve each single-family residential unit must be purchased from the Spring Valley Sanitation District. In addition to the capacity commitment fees, the developer shall pay all the appropriate fees at the issuance of the Wastewater Discharge Permit.
 - b. Prior to approval of the Final Map, the applicant shall present evidence to the Department of Public Works from the Sweetwater Authority stating that Sweetwater Authority Resolution 84-8 (attached) has been satisfied with respect to the protection of Sweetwater Reservoir from urban related runoff resulting from this development. Compliance is in the form of a County imposed fee

paid to the Sweetwater Authority. The Planning Commission hereby determines that:

- (1) The purpose of the fee is to assist in financing the design and construction of first flush urban runoff facilities to protect the water in the Sweetwater Reservoir as specified in the Sweetwater Authority's Resolution 84-8, Resolution of the Governing Board of Sweetwater Authority Establishing It's Policy Regarding Urban Run-Off Protection For The Sweetwater Reservoir, and the Luke-Dudek Design Study dated September 1, 1982, located in the office of the Sweetwater Authority.
- (2) This development will cause additional urban runoff within the Sweetwater Reservoir watershed, which ultimately will flow into the Sweetwater Reservoir, adding to potential health problems. Incremental degradation of the water in the Sweetwater Reservoir resulting from urban runoff caused by this project needs to be mitigated by constructing specific flow capture and diversion structures to prevent contamination of the Sweetwater Reservoir.
- (3) The fees paid to the Sweetwater Authority to protect the water in the Sweetwater Reservoir are based on estimated cost of the first flush bypass facilities planned for the drainage area and on this project's total percentage impact on the Sweetwater Reservoir.

FIRE PROTECTION AND WATER SUPPLY

11. Standard Conditions 23.1 and 23.2.

PLANNING AND ZONING ADMINISTRATION

12. Specific Conditions:
 - a. Prior to recordation of the Final Map and Prior to the approval any grading or improvement plans or issuance of a grading or construction permits, the subdivider shall obtain approval from the Director of Planning and Land Use of a detailed Landscape Plan. The Landscape Plan and review fee shall be submitted to the Regulatory Planning Division. Said Plan shall show the types and locations of all landscaping features including planting and irrigation. The landscape material shall not interfere with any

required solar access (plans shall show the proposed solar access/solar panel locations). [DPLU - Regulatory Planning Division]

DEVELOPMENT IMPACT FEES

13. Specific Conditions:

- a. Deposit with the County Department of Public Works sufficient funds to cover the cost of inspection of the development improvements.

FINAL MAP RECORDATION

Final Map requirements shall be shown on the Final Map or otherwise accomplished to the satisfaction of the Director of Public Works prior to submittal for approval by the Board of Supervisors:

(Streets and Dedication)

14. Standard Conditions 15, 26, 27 and 28.

15. Specific Conditions:

- a. With the Final Map, dedicate or caused to be granted the project half of Sweetwater Road (SC 2210) along the project frontage in accordance with Public Road Standards for a Collector Road with bike lane half-street width of forty-eight feet (48'), together with right to construct and maintain slopes and drainage facilities to the satisfaction of the Director of Public Works.

NOTE: There is a parking restriction on the north side of Sweetwater Road form Tennis Court Lane west; the foregoing requirements have not included the reduction in the right-of-way width.

- b. If General Plan 2020 has been adopted prior to the approval of the map, with the Final Map, dedicate or caused to be granted the project half of Sweetwater Road (SC 2210) along the project frontage in accordance with Public Road Standards for a Community Collector Road with bike lane half-street width of forty-two feet (42'), together with right to construct and maintain slopes and drainage facilities to the satisfaction of the Director of Public Works.

NOTE: There is a parking restriction on the north side of Sweetwater Road from Tennis Court Lane west; the foregoing requirements have not included the reduction in the right-of-way width.

- c. Contact Route Locations of the Department of Public Works to determine the desired location of the centerline for Sweetwater Road (SC 2210), which is shown on the Circulation Element of the County General Plan as a Collector Road with bike lane. The following shall be shown on the Final Map:
 - (1) The centerline location as approved by the Department of Public Works.
 - (2) A building line which is seventy-two feet (72') from the centerline of the road, identified by a line drawn at the appropriate location and labeled, "Limit of Building Line."
- d. Because private roads are approved as a condition of this subdivision, the following shall apply:
 - (1) Maintenance shall be provided through a private road maintenance agreement satisfactory to the Director of Public Works.
 - (2) The Director of Public Works shall be notified as to the final disposition of title (ownership) to Tennis Court Lane, and place a note on the Final Map as to the final title status of said roads.
 - (3) Access to each lot shall be provided by private road easement not less than forty feet (40') wide, except a private easement road on Lot 4 and Lot 5 shall be 20 feet.

NOTE: A modification request for reduction in private road easement width on Lot 4 and Lot 5 has been processed with DPW.

- e. Prior to approval of improvement and/or grading plans, issuance of excavation permits, and issuance of any further grant of approval, the owners of this project will be required to sign a statement that they are aware of the County of San Diego, Department of Public Works, Pavement Cut Policy and that they have contacted all

adjacent property owners and solicited their participation in the extension of utilities.

- f. Relinquish access rights onto Sweetwater Road (SC 2210), except for one opening for the private easement road [Tennis Court Lane].
 - g. Prior to approval of improvement and/or grading plans, issuance of excavation permits, and issuance of any further grant of approval, the owners of this project will be required to sign a statement that they are aware of the County of San Diego, Department of Public Works, Pavement Cut Policy and that they have contacted all adjacent property owners and solicited their participation in the extension of utilities.
 - h. The Basis of Bearings for the Subdivision Map shall be in terms of the California Coordinate System Zone 6 NORTH AMERICAN DATUM OF 1983 by use of existing Horizontal Control. To be in compliance with the Public Resources Code, all Subdivision Map surveys performed after January 1, 2000 must use a Basis of Bearings established from existing Horizontal Control Stations with first order accuracy.
 - i. If conducted prior to January 1, 2000, a survey for any Subdivision Map that is to be based on state plane coordinates shall show two measured ties from the boundary of the subject property to existing Horizontal Control station(s) having California coordinate values of Third order accuracy or better, as published in the County of San Diego's Horizontal Control book. These tie lines to the existing control shall be shown in relation to the California Coordinate System (i.e. Grid bearings and Grid distances). All other distances shown on the map are to be shown as ground distances. A combined factor for conversion of Ground-to-Grid distances shall be shown on the map, all to the satisfaction of the Director of Public Works (Ref. San Diego County Subdivision Ordinance Section 81.506(j)).
- If conducted after December 31, 1999, a survey for any Subdivision Map that is to be based on state plane coordinates shall show two measured ties from the boundary of the subject property to existing Horizontal Control station(s) having California Coordinate values of first order accuracy or better, as published in the County of San Diego's Horizontal Control book. These tie lines to the existing control shall be shown in relation to the California Coordinate System (i.e. Grid bearings and Grid distances). All other distances

shown on the map are to be shown as Ground distances. A combined factor for conversion of Grid-to-Ground distances shall be shown on the map.

For purposes of this section, the date of survey for the field observed connections shall be the date of survey as indicated in the surveyor's/engineer's certificate as shown on the final map.

16. Specific Planning Conditions:

- a. No lot located west of Tennis Court Lane shall contain a net area of less than 1 acre. [DPLU - Regulatory Planning Division]
- b. No lot located east of Tennis Court Lane shall contain a net area of less than 0.5 acres. [DPLU - Regulatory Planning Division]

ADOPTION STATEMENT: This Mitigated Negative Declaration was adopted and above California Environmental Quality Act findings made by the:

on _____

Richard Grunow, Planning Manager
Regulatory Planning Division

RG:MS:lm